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## DOWNTOWN COMMISSION RESULTS

Tuesday, June 28, 2016

8:30 AM

Planning Division

77 N. Front Street, STAT Room (Lower Level)

### I. Attendance

Present – Steve Wittmann, Otto Beatty, Jr.; Michael Brown; Tedd Hardesty; Mike Lusk;  
Jana Maniace

Absent – Kyle Katz; Robert Loversidge; Danni Palmore

City Staff – Daniel Thomas; Kelly Scocco.; Anthony Celebrezze; Brandan Hayes

### II. Approval of the May 24, 2016 Downtown Commission Meeting Results 11:21

Motion to approve minutes (6-0)

### III. Old Business – Request for Certificate of Appropriateness

#### Case #1 16-3-9M

11:50

**SMD & HLS Bail Bonds ad mural**

**Address: 88 W. Mound Street**

**Applicant:** Outfront Media / HLS Bonding Company

**Property Owner:** Mound Street Partners / Kemp, Schaeffer & Rowe, Co., C.P.A.

#### **Request:**

Design review and approval for installation of a vinyl mesh advertising mural to be located on the east elevation of 88 W. Mound Street. Proposed mural — SMD & HLS Bail Bonds – “Download our free bail bond App”. There have been no prior ad murals at this site. CC3359.07(D).

*Due to the length of recent meetings, Commissioners have left for prior commitments. It was decided at the end of May’s meeting that, in order to get a full accounting from the Commission, this case be brought to the beginning of the meeting.*

**Dimensions of mural:** 17’W x 29’H, two dimensional, non lit

**Term of installation:** Seeking approval for 6 months, July 2016 through January 2017

**Area of mural:** 493 sf

**Approximate % of area that is text:** 2.6%

#### **Discussion**

This case was brought back as old business because of the tendency of Commissioners

of having left meetings near the end. This is the fourth straight month this case has been brought in front of the Commission. History of the case was shown. No changes have been made from last month. ML – hasn't gotten any better. SW – improvements have been made. Location to begin with is a problem, as it should also be an interesting graphic and less of a billboard. Entertaining a motion. ML – motion to approve. TH -2<sup>nd</sup>. JM – brought up alternative design that was shown at an earlier meeting. A – there were discussions with client – they didn't like. OB - concerns with potential saturation of bail bonds murals in vicinity of courthouse complex. A. – law firm tenant of building and they are okay with it.

## **Results**

Motion to approve. (1-1-4) Yes – Steve Wittmann, Abstaining – Otto Beatty, Jr. Motion fails.

## **Case #2 16-6-1**

20:00

**Address:** 225 S. Third Street

**Two25 COMMONS**

**Applicant:** Two25 Commons LLC

**Property Owner:** City of Columbus – Capitol South Community Urban Redevelopment Corporation

**Developers:** The Daimler Group and Kaufman Development

**Design Professionals :** NBBJ

## **Request:**

Certificate of Appropriateness of a major mixed-use office / residential building. Project includes pedestrian bridge over Rich Street connecting to parking structure, which requires a separate motion. CC3359.05(C)1), 3359.17(C)6

Tedd Hardesty recusing.

## **Discussion**

The applicant has brought more extensive drawings. Materials were also brought. Bob White, Jr. – reacting to feedback from last month's conceptual review. Third and Rich Street elevations. NBBJ – emphasis on Commons elevation initially. – number of units on the park and opportunity for dynamism and architectural expression. Areas for outside gatherings. Rich and Third – more “city” elevations; more wall with street emphasis. Office and apartment components. Current renderings are more pronounced in showing balconies and material changes than what was shown last month. ML – what is going on at street level. BW – primary entrance is on Rich St. oriented towards the Commons parking structure. Third St. allocated as fitness space. Rich St. towards Commons is envisioned as restaurant space. MB – Is the 225 on Rich public art or a place holder? Like splash of colors and oversized numbers. A.- Envisioned as public art piece – will come back. JM – bridge would be as light as possible – what goes on underneath it? NBBJ – bridge is an opportunity to create a memorable and iconic marker. Trying to create a dynamic quality. Bridge needs to contribute architecturally to its surroundings. A lot of different materials – from perforated metal to sun glass. Lighting will be an important feature (afternoons and evenings). SW – new drawing is an improvement. Is bridge to be regarded as conceptual in nature? NBBJ – it's pretty detailed conceptually. SW – bring back the specifics on the bridge.

SW we generally discourage pedestrian bridges. We have made exceptions such as the Hilton bridge. CDDC Commons underground parking is currently full. BW – we are projecting 800 to 1000 people using the Commons parking garage for this new building. We feel that this bridge is critical to the success of this project, particularly from the residential (119 units) part. Materials walkthrough – most of the building will be precast concrete with varied texture and color. Some fluted concrete to offer color variation. There will be metal panels on the west.

Windows have a dark frame. Balconies, which are cantilevered, are intended to be a mesh metal, which will have a transparency effect. And also create a pattern.

JM – likes the sculptural artistic nature of the pedestrian bridge, but the street level looks like a barrier. Having a good streetscape experience, particularly under the bridge is important. There will be a pull off on Rich St. just beyond the bridge.

SW – I’m seeing something that is at the conceptual level. We’ll need to see landscape, signage, bring it back, be specific about it. Same thing with lighting, which is important on these types of buildings. NBBJ – we are using the lighting to enhance the architectural qualities. There is a detail level that needs to be addressed. SW – you’ve got streetscapes, entries, plaza, all of which would have some lighting. Also signs. What would be lit at night. Submitted in some form of plan.

Danous Tianos, owner of adjacent 175 S. Third St. Complimentary towards the Commons and all of the surrounding development. Had expressed interest in developing this parcel a couple of years ago and was told that there could be no bridge. There had been a bridge from 175 to City Center and from the parking garage to City Center. Concern with taking away foot traffic and taking people straight to their cars. A. – retail also is driven by “rooftops” – occupants of building will contribute. Brent Kaufman pointed to 250 High which is also connected to parking structure. Residents are active in street. DT – doesn’t think a connector bridge is necessary. Guy Worley – CDDC – has been active in taking down a number of bridges, but this particular bridge is necessary – traffic is an issue. City Center was to be taken down and replaced with mixed use development – this building being the last piece. This is a significant investment.

ML – guidelines don’t prohibit skywalks but don’t encourage them because they tend to cypher street level activity. Guidelines also advocate transparent bridges. MB – traffic calming on 3<sup>rd</sup> and 4<sup>th</sup> – have there been studies for Rich? Matt – Capitol South – record of development. Underground parking (900 spaces) and Commons structure (3,600 spaces) create a unique situation making the bridge necessary. A preliminary traffic study was done a while ago. Looking at the overall area. MB - If we have numbers we could back this up that this isn’t an arbitrary bridge. SW – if we approve this today, it doesn’t mean that we give open endorsement.

MB – Motion to accept the proposal (for the building) with applicant’s return of signage, lighting, landscaping. ML 2<sup>nd</sup>.

Bridge is not completely detailed, specifics will be brought back. Dimensions and details will come back. Use permission, design at a subsequent meeting. ML – move to approve the use of the second level skywalk from the parking garage to the proposed building. JM – 2<sup>nd</sup>. The building will be unlocked during traditional office hours but will require access card at other times. SW – bring us back site, landscape, signage, lighting. Seeing detail.

### **Results**

- A. Motion to approve the building. The applicant will return for signage, lighting, and landscaping. (5-1-0) Hardesty recusing.
- B. Motion for use approval of the overhead walkway. (5-1-0) Hardesty recusing.

### **Case #3 16-6-2**

**Address:** 358 Mt. Vernon Avenue

**The View on Grant**

**Applicant and Property Owner:** JSDI Celmark, LTD.

**Design Professional :** Jonathan Barnes Architecture and Design

1:01:15

**Request:**

Certificate of Appropriateness for apartment conversion with additional stories. Project includes cantilever over R.O.W. CC3359.05(C)1)

Mike Lusk and Jana Maniace recusing.

**Discussion**

Staff gave update on status. Commission granted a demolition start to remove bricked up window openings and also approved a referral to Public Services for the 10 ft. cantilever. SW – highlight changes. JB – budget issues to the north – addition removed. Brick will be painted dark grey. There will be an accent band on projecting courses. North façade’s treatment is now identical to the others. Granulite has been used on north façade and will also be painted gray. Windows will be opened up and replaced with industrial sized windows (as in the Julian). Accent metal panel to match. SW – hard to tell depth on drawings, relationship of windows. How will the openings read. Panels will sit on top and be perforated. Introduce some of the contemporary treatment from addition above and lighten up façade. Metal screen over the windows. JB - Stair on the north, needed for exiting, will now be exposed and will also pop out. It will be a glass enclosed stair from floors five to eight. Large sign (for the building) on the north elevation, to be seen from a distance. Sign to be pin mounted, internally illuminated, acrylic.

Renderings shown. Entry signage is limited and will be painted directly on brick. Café, publicly used, might have signage, will come back. Café will have glass garage doors and an open trellis. Discussions with Public Service about entry piece “fins” (which will help articulate the entrance) that project slightly into R.O.W. Some ADA concerns.

TH – Applicability of streetscape standards. Is there an opportunity to have curb bump out? A. – client would be interested in improvements but this is a fiscally tight project. Lighting – At the pedestrian level, there will be up and down lighting (custom lighting). Also up lighting the reveal between lower old building and addition. This will be orange. SW mentioned need for final details. Dimensions on openings. JB – materials gone over; brick, black painted industrial multipane at lower level, single sheet aluminum on top three levels. Clear glass / storefront.

MB – motion to accept project

Motion to approve. MB - Come back for signage, if there is landscaping, dimensions on the opening, materials, and panels. SW – should have brought more materials, details today. JB – waiting for site compliance – windows are the same as the Julian’s, we’re happy to bring any and all samples. Staff can pass the windows around. SW – can we get samples here as soon as possible? Let’s see windows. See details of openings at the southeast corner. Stipulation that the larger sign is for the building and not for advertising. Canopy. MB

**Results**

Motion to approve per conditions: Come back for signage, if there is landscaping, dimensions on the opening, materials, and panels. Stipulation that the larger sign is for the building and not for advertising. (4-2-0) Lusk, Maniace - recusing

## V. New Business - Requests for Certificate of Appropriateness

### Case #4 16-6-3

1:24:00

**Location / Address:** 511-555 Park Street, 70-100 Spruce Street

**Property Owner:** David Kass, Continental Real Estate Companies

**Applicant and Architect:** Christopher Meyers, AIA

#### **Request:**

Certificate of Appropriateness for hotel, offices and structured parking. Involves partial demolition. CC3359.05(C)1), CC3359.23

*As noted in the Applicant's Statement, this project is located in the North Market Historic District which comes under the review of Historic Resources Commission (HRC). The applicant has been meeting with the HRC (monthly and sometimes more) since September 2015. In May of this year the HRC granted the issuance of a conditional Certificate of Appropriateness (CoA) (included). Materials and some other details must still be resolved.*

***The applicant has requested a CoA from the Downtown Commission. Procedurally the Downtown Commission wants HRC resolution before taking action.***

#### **Discussion**

The HRC has granted a conditional CoA, more for site and demolition aspects. The applicant must still return to the HRC for details and for final massing / height. Nick Munoz (Meyers & Assoc. Architects) – Coming the Downtown Commission to introduce the project. Has met with the HRC for 8 formal meetings. Proposal started with new hotel on the site. More and more of the historic fabric has been integrated into the design. SW – policy is to wait for HRC final approval before taking final Downtown Commission approval. We should try to be ready to approve this when the HRC has its final resolution. A - Project shown. The front portions of the Park Street buildings will remain. JM – clarification sought on Spruce St. façade. A – the space between the two buildings that incorporates the drive will have an open type trellis structure. Most of the vehicular traffic will be in the rear. Further discussions with City Engineering about a potential drop area will occur.

Tenant space adjacent to Park is anticipated as restaurant. NE corner adjacent to I-670 will be park-like open area. Office / parking structure will have all vertical circulation elements in to core to maximize views from the offices on the upper floors, which will be glass. The garage on the lower floors will have a brick cladding. Hotel new construction materials discussed – metal panels, subdued design that creates background to historic street. Large curtain wall at entry area. Upper floors with storefront windows. The garage will have open “windows”, looking for the right balance of brick and openings. SW – windows on the hotel look small and squarish. A – windows are about 5½ by 5½. Perforated panels on lower hotel rooms to get air flow. Office building will have glass that is differentiated from panel to panel. Samples will be provided at a later date. ML – looks monolithic, but it probably wouldn't turn out that way. JM – suggestion about curtain wall and to make the lowest level of garage windows a little larger. Also consider the use of the roofs of the retained portions of the historic buildings. A – there might be an opportunity for a green roof. SW – I like the way the new buildings sticks out beyond the older buildings at the north end. ML – possible use of the perforated banding for design effect. Possible use of contrasting color behind. SW – be sure to bring in the details when you are seeking final approval. Dimensions, something more than just elevation drawings. As it is now, it is not ready for approval. ML – great effort. SW – keep in mind when you come back, specific materials, products – bring a window, dimensions on drawings, to the extent that there is a site plan, we want

to see details on that, i.e. plantings. You are welcome to come back on those later. Same thing with lighting and signage. Can get building and come back with some of these details.

#### **Results**

Informational / conceptual only.

#### **Case #5 16-6-5**

1:54:28

**Address:** 250 S. High Street

**Plante Moran sign**

**Applicant:** Plante Moran

**Design Professional:** SignArt, Inc. (Kalamazoo, Mich.)

**Property Owner:** Gregory Weber, The Daimler Group

#### **Request:**

Certificate of Appropriateness for projecting blade sign. CC3359.05(C)1) CC3359.25

#### **Discussion**

Plante Moran has 20 offices in Ohio and Michigan. Their current office in Columbus will relocate (from 65 E. State St.) to the 1<sup>st</sup> and 2<sup>nd</sup> floors of 250 High. They occupy the entire northern portion of the first floor and are seeking higher visibility. NBBJ initiated the design. SW – looks clean, goes with the building. MK – is this a building standard to be used for other businesses? A. – this is the only space on the first floor. TH – compatible with Salt & Pine.

#### **Results**

Motion to approve as submitted. (6-0)

### **VI. Conceptual Review**

#### **Case #6 16-6-4**

1:59:00

**Address:** 250 North Third Street

**Ohio Pizza and Brew**

**Applicant (Business):** Luke Edwards, Proprietor

**Design Professional:** Neighborhood Design Assistance Center

**Property Owner:** Joseph Polis / Frederick Simon

#### **Request:**

Conceptual review for the installation of a new storefront. . CC3359.05(C)1)  
CC3359.05(C)1)

#### **Discussion**

Applicant did not show. Staff presented concept for feedback. The proposal has gone to more solid windows as opposed to operable windows. TH – making the façade more transparent and upgrading will be an improvement. Going in the right direction. SW – we do not have enough information to make a final decision. TH – suggests that glass all the way to the ground be used – more warehouse. SM – I agree. MB / ML – some form of swinging window could be used. SW – something that comes much closer to the ground (i.e. – 18 inches). Avoid overly traditional.

#### **Results**

Feedback purposes only.

## VII. New Requests for Certificate of Appropriateness for Advertising Murals

### Case #7 16-6-6M

2:05:40

**Vera Bradley ad mural**

**154 N. Third Street** (South Elevation)

**Applicant:** Outfront Media

**Property Owner:** Schottenstein Property Group

#### **Request:**

Design review and approval for installation of a vinyl mesh advertising mural to be located on the south elevation of 154 N. Third St. Proposed mural is for Vera Bradley. A prior ad mural at this location was for Lindsay Honda. (the north façade has had numerous murals). CC3359.07(D).

*Vera Bradley is fashion accessory store recently opened at the new Tanger Outlet north of Columbus.*

**Dimensions of mural:** 34'H x 95'W Two dimensional, non lit

**Term of installation:** Seeking approval from. July 11 through September 11, 2016

**Area of mural:** 3230sf

**Approximate % of area that is text:** 3%

#### **Discussion**

A Honda Fit ad mural had been on this elevation. The proposed mural, which is big, is the same size as the prior mural, clips are in place. There are no windows behind the mural. MB – motion to accept.

#### **Results**

Motion to approve. (6-0)

### Case #8 16-6-7M

2:07:25

**Skyy Vodka and Soda Ad Mural**

**154 N. Third Street**

**Applicant:** Outfront Media (Formerly CBS Outdoor)

**Property Owner:** JLP 150-156 N Third Street LLC

#### **Request:**

Design review and approval for installation of a vinyl mesh advertising mural to be located on the north elevation at 154 N. Third St. Proposed mural – Skyy Vodka + Soda - “Summer Responsibly”. The Downtown Commission has previously approved other murals at this location, the latest being Diamond Cellars “Precision Set”. . CC3359.07(D).

**Dimensions of mural:** 19'-2"W x 45'H Two dimensional, lit

**Term of installation:** Seeking approval from July 10 through September 10, 2016

**Area of mural:** 865.5 sf

**Approximate % of area that is text:** 5%

#### **Discussion**

Numerous ad murals have appeared at this site. SW – likes that bottle has been minimized and that there is a pool and city behind, it's an attractive image. It covers windows, but the building is not occupied. The product name is minimal too. TH – move to accept.



**Results**

Motion to approve. (6-0)

**Case #9 16-6-8M**

2:09:30

**Greyhound Ad Mural**

**123 E. Spring Street**

**Applicant:** Outfront Media

**Property Owner:** Spring Street LLC

**Design Professional:** Outfront Media

**Request:**

Design review and approval for installation of a vinyl mesh advertising mural to be located on the east elevation of 123 E. Spring St. Proposed mural is for Greyhound – “Allow us to re-introduce ourselves.”. The Downtown Commission approved a First Watch ad mural in April 2015. CC3359.07(D).

**Dimensions of mural:** 15’H x 35’W Two dimensional, non lit

**Term of installation:** Seeking approval from July 25 through September 25, 2016.

**Area of mural:** 525sf

**Approximate % of area that is text:** 3%

**Discussion**

SW – understated product name. MB – motion to accept.

**Results**

Motion to approve. (6-0)

**Case #10 16-6-9M**

2:11:30

**Quake Energy ad mural**

**Address: 60 E. Spring Street**

**Applicant:** Orange Barrel Media

**Property Owner:** JDS Spring LLC

**Design Professional:** Orange Barrel Media

**Request:**

Design review and approval for installation of a vinyl mesh advertising mural to be located on the east elevation of 60 E. Spring Street. Proposed mural — Quake Energy - “Power to imagination, Power to Victory” There have been numerous murals at this site, the last being for the Vacation in Missouri. CC3359.07(D).

**Dimensions of mural:** Two at 35’-9”W x 19’- 6”H, two dimensional, lit, vinyl mesh banners  
Two at 30’ W x 73’ H

**Term of installation:** Seeking approval from July 8 to November 30, 2016

**Area of murals:** 5,774 sf

**Percentage of area that is text:** 7%

**Discussion**

Different percentage’s from staff and Orange Barrel. Panels are specifically geared to Columbus. MB - Motion to accept with reduced text %.



## **Results**

Motion to approve conditioned on 5% text. Resubmit to staff. (6-0)

### **Case #11 16-6-10M**

2:14

#### **Wright-Patt Ad Mural**

##### **66 S. Third Street**

**Applicant:** Orange Barrel Media

**Property Owner:** Capitol Square Ltd.

**Design Professional:** Orange Barrel Media

#### **Request:**

Design review and approval for installation of vinyl mesh advertising murals to be located on the north elevation at 66 S. Third St. Proposed mural – Wright-Patt “The new bank in town isn’t a bank at all”. The Downtown Commission has previously approved numerous murals at this location. CC3359.07(D)

**Dimensions of mural:** 29’W x 26’H Two dimensional, not lit

**Term of installation:** Seeking approval from June 28, 2016 through September 23, 2016

**Area of mural:** 754 sf

**Approximate % of area that is text:** 4.8%

#### **Discussion**

This is a former Clear Channel site that had Dispatch photographs on display. MB – looks like a cheesy suburban restaurant mural. A. – mural emphasizes building and woman in foreground. The mural features credit union members. SW – questioning the need for a diagonal message. MB – looks like a big newspaper ad to me. SW – we’re looking for a visual image, I find this one jumbled. SM – suggest that it be made simpler, artistic. TH – feels like there are four things competing for attention. A. – I’ll go back and have our artist work with it, get Wright Patt’s approval and send back.. SW – looks busy, your best graphics are simple. MB – motion for conditional approval subject to reworking and resubmittal to staff for distribution to present Commission for confirmation. TH – 2<sup>nd</sup>.

## **Results**

Motion to approve based upon condition of reworking and resubmittal to staff for distribution to present Commission to confirm. (5-0)

## **VIII. Business / Discussion**

### **Public Forum**

Staff Certificates of Appropriateness have been issued since last notification (April 21, 2016)

1. 639 E. Long ST. – St. Paul’s AME Church – Lot Split
2. 147 Vine St. – fence for patio
3. 112 Vine – Patio enclosure
4. Pearl Alley Corn sculpture – already vetted w/ CAC and Public Service
5. 39 E Gay St. – Sidewalk Café – Café Phenix
6. 111 E Nationwide Blvd. – Red Roof roof
7. 36 W. Gay St. – awning / canopy resubmission
8. 155 W. Main St. (Waterford Tower) Patio Door – Suite 1105

9. 155 W. Main St. (Waterford Tower) Patio Door – Suite 703
10. 155 W. Main St. (Waterford Tower) Patio Door – Suite 1502
11. 285 N. Front St. – Garage parking signage
12. 35 W. Spring St. – Apple iPhone photo ad mural
13. 285 N. Front St. – Apple iPhone photo ad mural
14. 60 E. Long St. – Apple iPhone photo ad mural
15. 43 W. Long St. – Apple iPhone photo ad mural
16. 15 W. Cherry St. – Apple iPhone photo ad mural
17. 403 E. Broad St. windows – Egan Ryan
18. 364 Broadbelt – parking lot lighting
19. 400 N. High St. – Starbucks sign - Convention Center
20. 271 Mt. Vernon – antenna on existing monopole
21. 141 N. Fourth St. - Roofing

**If you have questions concerning this agenda, please contact Daniel Thomas, Urban Design Manager, Planning Division at 645-8404.**

**2:25**